



## PLANNING & ZONING REPORT

### Zoning Board of Appeals Meeting of June 22, 2022

File # 027-22

**APPLICANT:** FCC Properties, LLC

**LOCATION:** 1630 Broadway

**REQUESTED ACTION:** A Special Use Permit for a two-family residence in a C-4, Urban Mixed-Use Zoning District.

**EXISTING USE:** Commercial building

**PROPOSED USES:** Two-family residence

**DIMENSIONS:** 50 feet by 140 feet      **SQUARE FOOTAGE:** 7,000 sq. ft.

#### ADJACENT ZONING AND LAND USES:

NORTH:	R-2	Single-family and Two-family Residences
EAST:	C-4	Four-family residence, Carlyle Auto Sales
SOUTH:	C-4	Convenience store, auto sales lot
WEST:	C-4	Vacant commercial, two-family residence, Andy's auto sales

**YEAR 2020 PLAN:** C      Retail Commercial

**SOILS REPORT:** Report No. 22-23. No significant impact.

**HISTORY:** File # 034-16: A Special Use Permit for car and truck sales and services (auto repair) in a C-4, Urban Mixed Use District was approved January 11, 2107 for the property located at 1601 Broadway. This property is located 175 feet east of subject property.

**REVIEW COMMENTS:** The Applicant is requesting a Special Use Permit for a two-family residence in a C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject property is located directly north of the Broadway and 12<sup>th</sup> Street intersection. The subject property is surrounded by commercial and residential uses (Exhibit B & C).

The Applicant is proposing a Special Use Permit to allow a former commercial building to be converted into a two-family residence. Within Section 22-002 of the Zoning Ordinance it states, "two-flat is allowed in the C-4 District by means of a Special Use Permit".

The Applicant submitted Exhibit D, an aerial and site plan of the subject property. Exhibit D shows the existing building, new landscape buffer, and the parking lot. The proposed landscape buffer will be located north of the two-family residence and south of the parking lot. Exhibit D shows the

landscape buffer will extend from the west property line to the east property line, extend north along those property lines for 18 feet, and will be 2.5 feet in width. Additionally, Exhibit D shows that the parking lot will consist of five (5) parking spaces. Although the subject property is within a C-4 District, which does not require parking, Staff feels that the five (5) parking spaces are required and sufficient.

Exhibit E is the interior floor plan submitted by the Applicant. Exhibit E shows an existing single family dwelling that occupies the west half of the building and the proposed single family dwelling unit that occupies the east half of the building.

Exhibit F shows that there have been 17 calls for service for the Police Department in the last 24 months for 1630 Broadway.

Staff supports the remodel of the building into a two-family residence and believes this is a good re-use of the building and will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community. However, Staff feels that the existing freestanding sign should be removed, as the subject property no longer has a commercial use.

Staff feels that the applicant's proposed request is reasonable and recommends approval of the applicant's request subject to conditions.

**RECOMMENDATION:** Staff recommends **APPROVAL** of a Special Use Permit for a two-family residence in a C-4, Urban Mixed-Use Zoning District, subject to the following conditions:

1. Meet all Applicable Building and Fire Codes
2. Submittal of a Building Permit to establish the two-family residence for Staff's review and approval.
3. The property shall conform to the approved site plan, Exhibit D.
4. The property shall conform to the approved interior floor plan, Exhibit E.
5. Removal of the existing freestanding sign by August 31, 2022.

See attached findings of fact.

SC: DM 06/13/2022

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR A TWO-FAMILY RESIDENCE**  
**IN A C-4, URBAN MIXED-USE ZONING DISTRICT**  
**LOCATED AT 1630 BROADWAY**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

Exhibit A  
1630 Broadway  
SUP  
#027-22

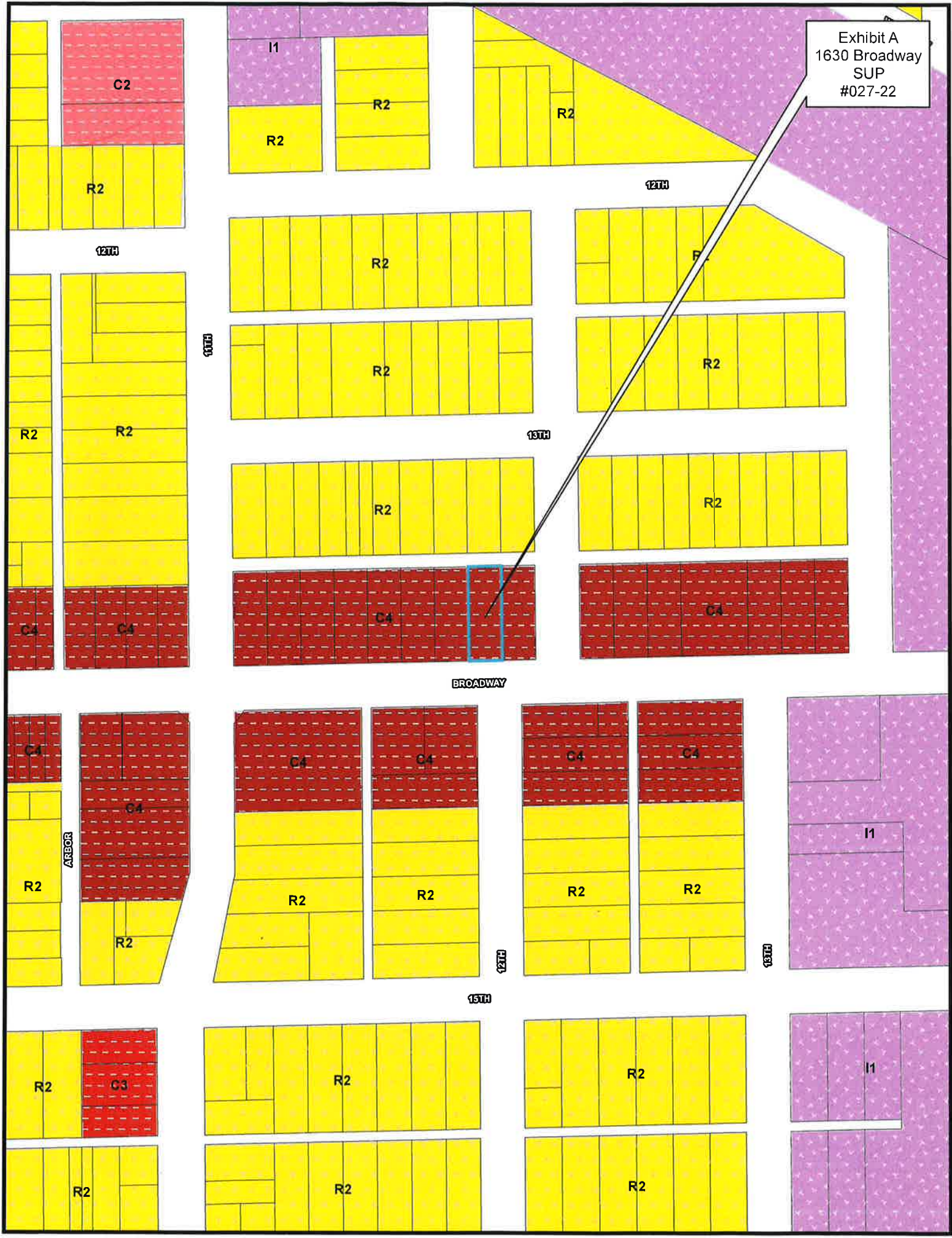




Exhibit B  
1630 Broadway  
SUP  
#027-22

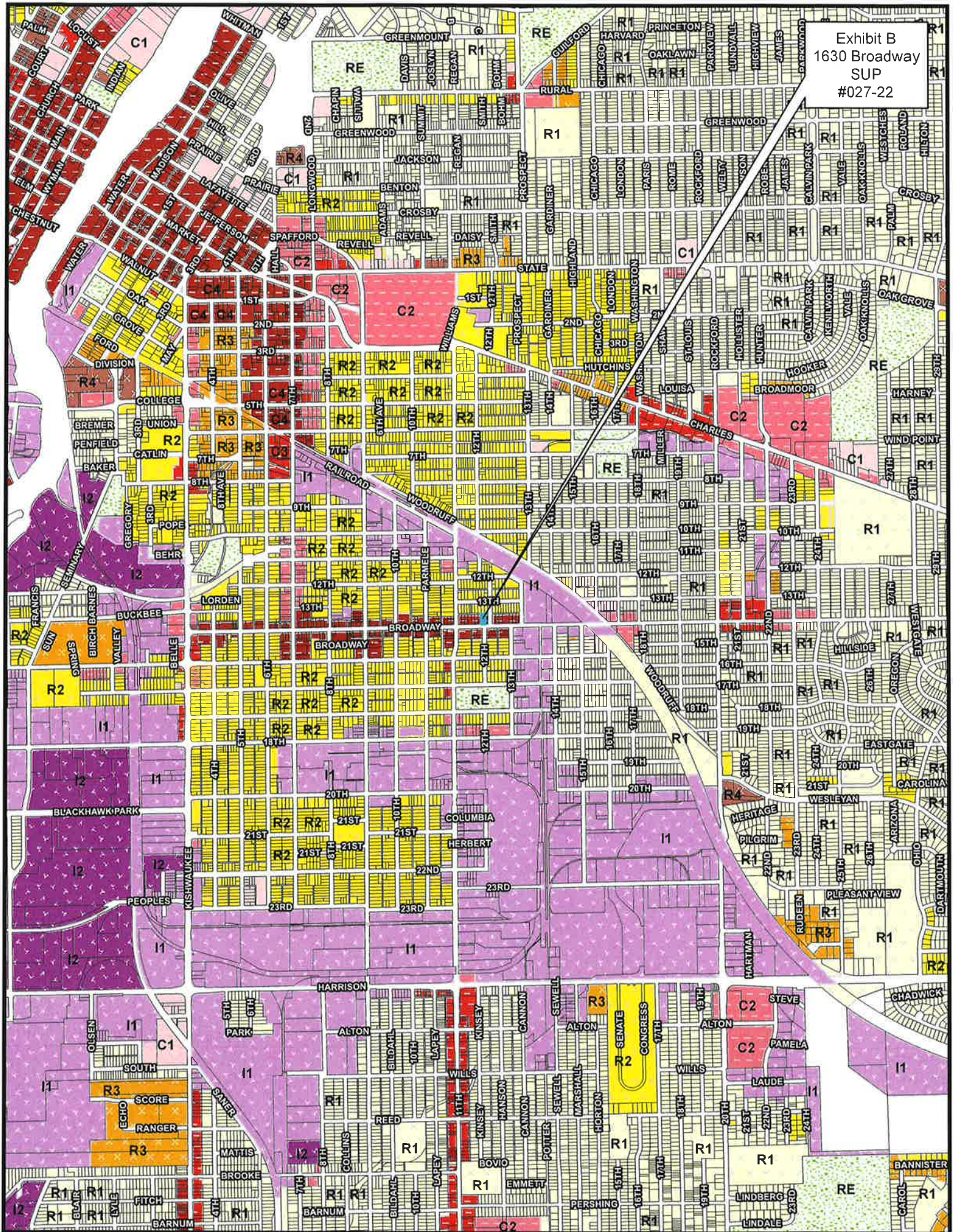
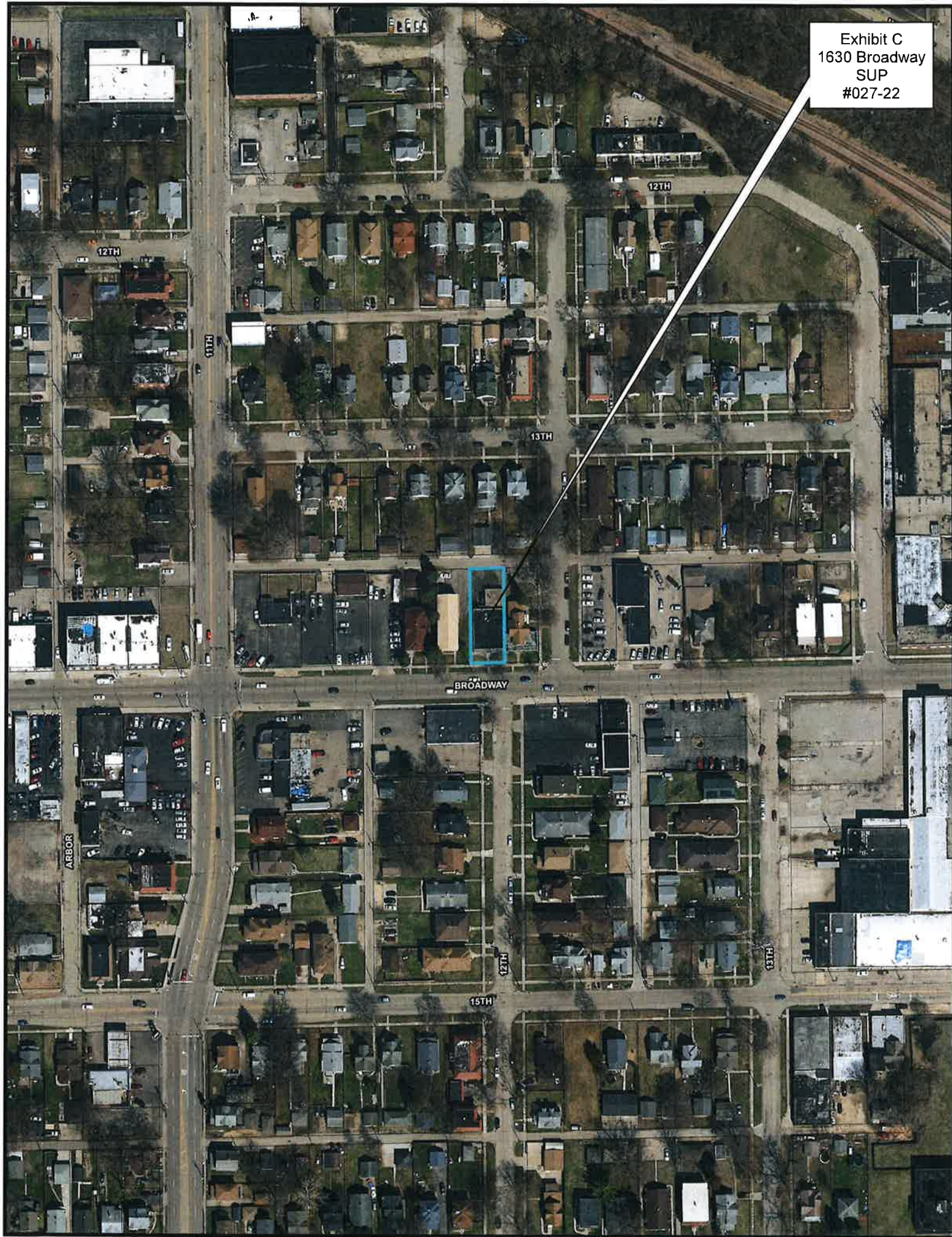




Exhibit C  
1630 Broadway  
SUP  
#027-22







ARCHITECTURAL SITE PLAN  
SCALE 1\"/>

# **INTERIOR REMODELING FOR MULTI-TENANT**

1630 BROADWAY  
ROCKFORD, IL 61104

## **OWNERS:**

FCC PROPERTIES  
405 13TH STREET  
ROCKFORD, IL 61104

## **ARCHITECT:**

JEFFREY A. MYERS, P.C.  
10395 GLEN ABBEY CLOSE  
ROCKFORD, ILLINOIS 61107  
(815) 540-5823  
E-mail: [j.a.myers@mchel.com](mailto:j.a.myers@mchel.com)

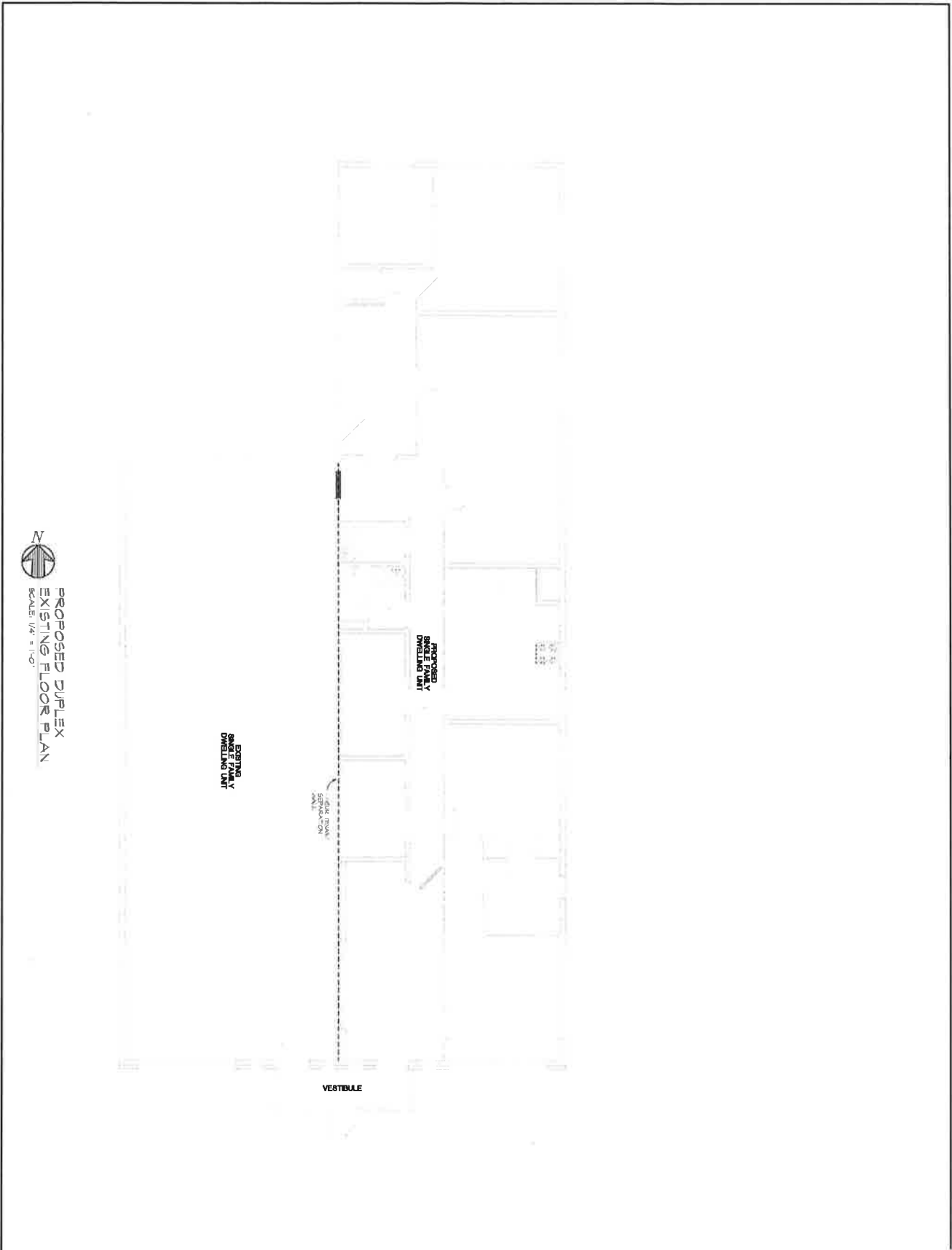
DATE: 05/11/22

REVISIONS:

PROJECT NO.: 112

**C1**

Exhibit D  
1630 Broadway  
SUP  
#027-22



PROPOSED DUPLEX  
EXISTING FLOOR PLAN  
SCALE 1/4" = 1'-0"

**INTERIOR REMODELING FOR  
MULTI-TENANT**  
1630 BROADWAY  
ROCKFORD, IL 61104

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405 13TH STREET  
ROCKFORD, IL 61104

**ARCHITECT:**  
JEFFREY A. MYERS, P.C.  
10395 GLEN ABBEY CLOSE  
ROCKFORD, ILLINOIS 61107  
(815) 540-5823  
E-mail: j.a.myers@mchal.com

DATE: 03/16/22

REVISIONS:

PROJECT NO. 116-2

**A1**



#027-22

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
22-068719	2022-04-07T11:03:35	1630 Broadway	MISCELLANEOUS ROUTINE	LAWNO - LAW NO DISPOSITION	Rockford Police Department
22-044803	2022-03-05T16:07:33	1630 Broadway	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
22-004014	2022-01-06T18:49:03	1630 Broadway	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
21-250713	2021-11-19T18:49:24	1630 Broadway	PHONE THREAT	RPT - REPORT	Rockford Police Department
21-247806	2021-11-15T20:21:51	1630 Broadway	SUSPICIOUS INCIDENT	UTL - UNABLE TO LOCATE	Rockford Police Department
21-205475	2021-09-21T11:36:12	1630 Broadway	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
21-200699	2021-09-15T16:17:05	1630 Broadway	DISORDERLY	DUP - DUPLICATE	Rockford Police Department
21-200680	2021-09-15T15:58:00	1630 Broadway	DISORDERLY	RPT - REPORT	Rockford Police Department
21-200554	2021-09-15T14:14:57	1630 BROADWAY	911 CELLULAR HANG UP	UTL - UNABLE TO LOCATE	Rockford Police Department
21-200440	2021-09-15T12:07:09	1630 Broadway	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	Rockford Police Department
21-200197	2021-09-15T03:24:27	1630 Broadway	SUICIDE THREAT	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
21-174177	2021-08-13T22:27:12	1630 Broadway	PUBLIC COMPLAINT ROUTINE	ADV - ADVISED / ADV - ADVISED	Rockford Police Department
21-174159	2021-08-13T22:09:06	1630 Broadway	SUSPICIOUS INCIDENT	UNABLE TO LOCATE	Rockford Police Department
21-138444	2021-07-02T22:19:19	1630 Broadway	NOISE COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
21-106777	2021-05-25T23:15:29	1630 Broadway	NOISE COMPLAINT	NRPT - NO REPORT	Rockford Police Department
21-084925	2021-04-29T11:06:24	1630 Broadway	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
21-000121	2021-01-01T01:48:27	1630 BROADWAY	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department